

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

RECEIVED
JUL 27 2005
DEPARTMENT OF
WATER RESOURCES

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
 Incomplete forms will be returned.

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
36-7752					
36-14125					
36-14126					

2. The following **REQUIRED** information must be submitted with this form:

- A. The appropriate **FILING FEE**. See instructions for fee amounts.
- B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION**.
- C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county).

OR

If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The **AERIAL PHOTO** should be submitted in place of the **PLAT OF PROPERTY** or **SURVEY MAP**.

3. Name and Address of Former Owner/Claimant(s) James H, Ritchie
1891 Hunt Road
Jerome, Idaho 83338
4. New Owner/Claimant(s) James M. Ritchie and B. Karlyn Ritchie
 Name Connector (Check one): ☐ and, ☐ or, ☐ and/or
1749 East 400 South
 New Mailing Address Jerome, Idaho 83338
 City, State and ZIP Code
 New Telephone Number (208) 825-5564
7-14-05
5. Date you acquired the property _____

SUPPORT DATA
IN FILE # 36-7752

6. **If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 7.** If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (one water right per box, you may copy this page as necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

DESCRIPTION OF YOUR PORTION OF WATER RIGHT (If the right(s) will not be split, skip this area and proceed to item 7)		
Water Right and/or Adjudication Claim Number _____		
Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	_____	_____
Stock	_____	_____
Domestic	_____	_____
Other _____	_____	_____
Total	_____	_____

7. Signature of New Owner(s) or Claimant(s) *[Signature]*
(include title if applicable) *B. Karlyn Ritchie*

For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

For Office Use Only			
Received by <u><i>[Signature]</i></u>	Date <u>7-27-05</u>	Fee <u>\$ 25.00 x 3 = \$75.00</u>	
Received by <u><i>[Signature]</i></u>	Date <u>7-27-05</u>	Receipt No. <u>0078699</u>	
Processed by _____	AJ Date _____	WR _____	Date _____

Instrument # 2053735

JEROME COUNTY, JEROME, IDAHO

2005-07-14

02:42:38 No. of Pages: 5

Recorded for : LAND TITLE & ESCROW

CHERYL WATTS

Fee: 15.00

Ex-Officio Recorder Deputy

Cheryl Watts

WARRANTY DEED

J-34486
FOR VALUE RECEIVED,

JAMES H. RITCHIE, a single man, the "Grantor", does hereby grant, bargain, sell and convey unto **JAMES M. RITCHIE and B. KARLYN RITCHIE**, husband and wife, whose address is 1749 East 400 South, Jerome, Idaho 83338, the "Grantee", an undivided 74.1% interest in the following described premises located in Jerome County, Idaho, to wit:

PARCEL 1:

TOWNSHIP 8 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 31: Tract A; Lot 12; NW $\frac{1}{4}$ SE $\frac{1}{4}$;

Lot 13 and the NE $\frac{1}{4}$ SE $\frac{1}{4}$, EXCEPTING THEREFROM the East 25 feet deeded to the Hillsdale Highway District for highway purposes by Right of Way Deed recorded June 30, 1967 in Book 182 Page 573 as Instrument No. 172843, Jerome County records.

TOWNSHIP 9 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 6: Tract A and Tract C

PARCEL 2:

TOWNSHIP 9 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 6: A parcel of land located in the NW $\frac{1}{4}$, more particularly described as follows:

Commencing at the Northwest corner of said Section 6, from which the West one Quarter (W $\frac{1}{4}$) corner of said Section 6, bears South 00°00'00" East, 2642.88 feet;

Thence South 00°00'00" East along the West boundary of the NW $\frac{1}{4}$ of said Section 6 for a distance of 1321.44 feet to the Northwest corner of Government Lot 6 of said Section 6;

Thence South 89°56'58" East along the North boundary of said

Government Lot 6 for a distance of 865.47 feet to a Government Brass Cap marking the Northwest corner of Government Lot 7 of said Section 6, and being the TRUE POINT OF BEGINNING;

Thence North 89°44'03" East along the North boundary of said Government Lot 7 for a distance of 1316.88 feet to a Government Brass Cap marking the Northeast corner of said Government Lot 7;

Thence South 00°12'57" East (Approximately) along the East boundary of said Government Lot 7 for a distance of 746.81 feet, more or less, to a point in the center of an existing irrigation lateral;

Thence along the center of the irrigation lateral on the following courses:

South 83°24'42" West, 754.82 feet, more or less;

North 62°36'35" West, 200.65 feet;

North 82°37'08" West, 171.22 feet;

North 53°21'24" West, 239.35 feet;

South 62°28'17" West, 30.97 feet, more or less, to a point on the West boundary of said Government Lot 7;

Thence leaving the center of the irrigation lateral and along the West boundary of said Government Lot 7 on the approximate bearing of North 00°13'57" West for a distance of 584.46 feet, more or less, to the TRUE POINT OF BEGINNING.

Together with 179.5 shares of American Falls Reservoir District No. 2 irrigation water; IDWR Water Right Nos. 36-7752, 36-14125 and 36-14126, and all other water rights appurtenant thereto.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. The said Grantors do hereby covenant to and with the said Grantees, that they are the owners of said premises; that they will warrant and defend the same from all lawful claims whatsoever, except as hereinabove specifically provided, and the specific exceptions listed below:

1. 2005 taxes and subsequent years, taxes are an accruing lien, not yet due or payable.
2. Assessments of the American Falls Reservoir District No. 2 and the rights and powers of said District as by law provided.
3. Right of way for roads, canals, laterals and waste ditches as contained in an Agreement by and between the State of Idaho, and the Twin Falls North Side Land and Water company, dated August 21, 1907, recorded in Book 15 Page 589, Jerome County records.

4. Easement contained in a Right of Way Deed given by James H. Ritchie and Beverly K. Ritchie, husband and wife, parties of the first part, to the Hillside Highway District, party of the second part, dated June 25, 1967, recorded June 30, 1967 in Book 182 Page 573 as Instrument Number 172843, Jerome County records, wherein there is granted an easement adjacent to the highway right of way located over portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and a portion of Lot 13 of Section 31, Township 8 South, Range 20, East Boise Meridian, for relocation of any irrigation or drainage ditch and/or structure as the party of the second party deem necessary to the proper construction of the highway.
5. Reservation contained in Warranty Deed by and between Kenneth C. Beem and Donna L. Beem, husband and wife, Grantors, and James H. Ritchie and Beverly K. Ritchie, Grantee, dated November 20, 2000, and recorded November 20, 2000 as Instrument No. 2005117, Jerome County records.
6. Subject to a Life Estate to be reserved by James H. Ritchie as to a parcel of land more fully described as:

A parcel of land located in the NE $\frac{1}{4}$ of Section 6, Township 9 South, Range 20 East, and being a portion of "Tract A" of said Section 6, Jerome County, Idaho and being more particularly described as follows:

Commencing at the North One Quarter (N $\frac{1}{4}$) corner of said Section 6 from which the Northeast Section corner of said Section 6 bears N89°47'58"E- 2644.02 feet; Thence N89°47'58"E along the North boundary of the NE $\frac{1}{4}$ of said Section 6 for a distance of 1085.61 feet to the TRUE POINT OF BEGINNING:

Thence continuing N89°47'58"E along the North boundary of the NE $\frac{1}{4}$ of said Section 6 for a distance of 310.26 feet;

Thence S00°12'02"E for a distance of 263.32 feet;

Thence S89°47'58"W parallel with the North boundary of the NE $\frac{1}{4}$ of said Section 6 for a distance of 310.26;

Thence N00°12'02"W for a distance of 263.32 feet to a point on the North boundary of the NE $\frac{1}{4}$ of said Section 6

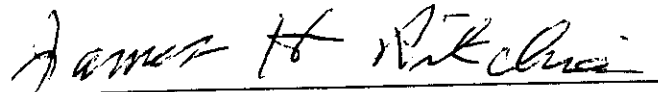
and being the TRUE POINT OF BEGINNING.

SUBJECT TO:

A 25.00 foot wide County road easement along the North boundary of the before described property.

The life estate reserved by Grantor shall be that Grantor for the duration of his natural life shall have the exclusive right to the use and occupancy of the residence and other property located thereon and shall have the right to the rents and interest therefrom. During the term of the life estate, Grantor shall be responsible to maintain insurance on the residence at his sole cost and expense. The fire insurance on the residence shall be in the amount of the replacement value thereof, and Grantee shall be named a co-insured thereon. Grantee shall pay the premiums on the fire insurance. If a loss by fire or other casualty covered by the fire insurance occurs during Grantor's lifetime, Grantor shall be entitled to all proceeds from the fire insurance and the life estate in Grantor shall thereupon terminate if the residence has been totally destroyed. If, during Grantor's lifetime, Grantee sells all of the real property acquired by Grantee under this Agreement, the life estate described in this paragraph shall cease, and the fee simple title to the real property subject to the life estate shall revert to the Grantor. The terms of the life estate shall be included in the above-referenced Warranty Deed to be delivered by Grantor to Grantee at closing.

DATED THIS 14th day of July, 2005.



JOHN H. RITCHIE

James

STATE OF IDAHO)

)SS.

County of Jerome)

On this 14th day of July, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES H. RITCHIE, known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.

NOTARY PUBLIC for Idaho

Residing at: Joe

Commission Expires: 7-20-01

**RICK BERNSEN
NOTARY PUBLIC
STATE OF IDAHO**

Cheryl Watts

J-34486

GIFT DEED

THIS INDENTURE, made this 14th day of July, 2005, between **JAMES H. RITCHIE**, a single man, hereinafter referred to as "Grantor", and **JAMES M. RITCHIE and B. KARLYN RITCHIE**, husband and wife, whose address is 1749 East 400 South, Jerome, Idaho 83338, hereinafter referred to as "Grantees",

IN CONSIDERATION of the Grantor's natural love and affection for said Grantees, the Grantor does hereby gift and convey unto the Grantees an undivided 25.9 % interest in the following described real property and appurtenant water rights, located in Jerome County, Idaho, to wit:

PARCEL 1:

TOWNSHIP 8 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 31: Tract A; Lot 12; NW $\frac{1}{4}$ SE $\frac{1}{4}$;

Lot 13 and the NE $\frac{1}{4}$ SE $\frac{1}{4}$, EXCEPTING THEREFROM the East 25 feet deeded to the Hillsdale Highway District for highway purposes by Right of Way Deed recorded June 30, 1967 in Book 182 Page 573 as Instrument No. 172843, Jerome County records.

TOWNSHIP 9 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 6: Tract A and Tract C

PARCEL 2:

TOWNSHIP 9 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 6: A parcel of land located in the NW $\frac{1}{4}$, more particularly described as follows:

Commencing at the Northwest corner of said Section 6, from which the West one Quarter (W $\frac{1}{4}$) corner of said Section 6, bears South 00°00'00" East, 2642.88 feet;

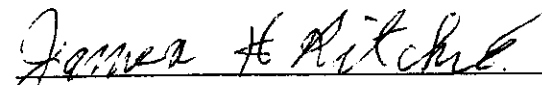
Thence South 00°00'00" East along the West boundary of the NW $\frac{1}{4}$ of said Section 6 for a distance of 1321.44 feet to the Northwest

corner of Government Lot 6 of said Section 6;
Thence South 89°56'58" East along the North boundary of said Government Lot 6 for a distance of 865.47 feet to a Government Brass Cap marking the Northwest corner of Government Lot 7 of said Section 6, and being the TRUE POINT OF BEGINNING;
Thence North 89°44'03" East along the North boundary of said Government Lot 7 for a distance of 1316.88 feet to a Government Brass Cap marking the Northeast corner of said Government Lot 7;
Thence South 00°12'57" East (Approximately) along the East boundary of said Government Lot 7 for a distance of 746.81 feet, more or less, to a point in the center of an existing irrigation lateral;
Thence along the center of the irrigation lateral on the following courses:
South 83°24'42" West, 754.82 feet, more or less;
North 62°36'35" West, 200.65 feet;
North 82°37'08" West, 171.22 feet;
North 53°21'24" West, 239.35 feet;
South 62°28'17" West, 30.97 feet, more or less, to a point on the West boundary of said Government Lot 7;
Thence leaving the center of the irrigation lateral and along the West boundary of said Government Lot 7 on the approximate bearing of North 00°13'57" West for a distance of 584.46 feet, more or less, to the TRUE POINT OF BEGINNING.

Together with 179.5 shares of American Falls Reservoir District No. 2 irrigation water; IDWR Water Right Nos. 36-7752, 36-14125 and 36-14126, and all other water rights appurtenant thereto.

IN WITNESS WHEREOF, I have hereunto subscribed my name on the day and year first written above.

"GRANTOR"



JAMES H. RITCHIE

STATE OF IDAHO)

ss:

County of Jerome)

On this 14th day of July, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES H. RITCHIE, known to me to be the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.



NOTARY PUBLIC for Idaho

Residing at: Jerome

Commission Expires: 7 30 09

